

Old Town Stores, Old Town, St Marys, Isles of Scilly TR21 0PT

Design & Access Statement, October 2020

The subject property comprises a lock-up shop unit, built in the mid 1990s as part of the redevelopment of the Castle Farm workshops. It is of block & granite construction, surmounted by a pitched timber roof structure with natural slate covering.

Originally a retail annex to the Old Town Inn (formerly the Lock, Stock & Barrel), it was later run as a satellite store for Isles of Scilly Wholesale Provisions on Porthmellon Industrial Estate. Following their demise, it was run as an independent general store, trading as Val's Place, before closing permanently in December 2018 after the incumbent found there was insufficient trade to support the business.

Since December 2018 the property has been actively marketed to rent through Sibleys estate agents, both as a retail store but also for other commercial uses. Marketing has been targeted at likely prospective tenants, based on their stated requirements, online and in local publication "Scilly Now & Then". The letting particulars are annexed to this statement. The quoting rent is £6,000 per annum, discounted to £5,000 per annum for the first year. This is below the rateable value of the shop, which currently stands at £6,400 per annum.

Despite nearly two years of active marketing at a reasonable rental level, it has not been possible to secure a tenant to take over the business. Concerns over the viability of the business have been compounded by the Covid-19 pandemic, and the recent opening of another rival foodstore on Porthmellon Industrial Estate.

In the light of the lack of tenant demand, we believe there is no viable retail market for the premises. Our client has been paying void rates for premises that are deteriorating and adding no value to the community. Hence, the application to convert the building into a residential dwelling.

There is a proven demand for additional residential accommodation on the islands, and the proposed change of use will cater for that proven demand. It makes beneficial use of a redundant building, with no requirement to lose "green field" space. It is suitably sized for couples, and could facilitate the release of larger family accommodation for persons down-sizing.

The surrounding area is predominantly residential in nature, alongside the Old Town Inn and Scilly Spirit distillery, both of which have annexed residential accommodation. The pub also has three letting rooms, further establishing the residential nature of the area.

The proposed scheme does not alter the external appearance of the building. Access is retained through the main shop doorway into a reception hall, with onward access to a generous double bedroom with en-suite facilities.

Two steps up from the reception hall open into an open-plan living room with kitchen area. The existing staircase up to a first-floor storage level is removed, along with the low ceiling, to create lofty vaulted living space of high quality. This also allows the introduction of additional natural daylight from an existing Velux roof window, above what will be the kitchen area. The existing double doors are retained to allow access out to a refuse/recycling bin storage area.

The property already has independent mains electricity, water and drainage connections, which will be re-utilised.

An off-street car-parking space will be provided to minimise any impact on the highway and nearby junction.



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By Tom Anderton at 9:08 am, Oct 27, 2020



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OLD TOWN STORES

OLD TOWN LANE, ST MARY'S, ISLES OF SCILLY



A PROMINENT LOCK UP SHOP, LOCATED WITHIN THE HEART OF OLD TOWN, ADJOINING THE OLD TOWN INN.

The property has, until recently, traded for many years as a general store / corner shop, serving both the substantial resident population and seasonal tourist trade. It could, however, suit a variety of different uses, subject to any necessary consents. The property is offered in fair decorative order internally, and will be redecorated externally prior to occupation. It is offered complete with shopfittings / freezers, etc, as seen.

LEASE: **New 6 year lease.**

RENT: **£6,000 per annum exclusive (discounted to £5,000 per annum year one).**

DESCRIPTION AND LOCATION

Old Town is situated on the south side of St Mary's, approximately a ten to fifteen minute walk from Scilly's "capital", Hugh Town. It boasts a substantial (by local standards) resident population, and is a popular destination for visitors, having one of the prettiest bays on St Mary's, together with a public house, pottery, gallery and new gin distillery.

The premises occupy a prominent site at the junction of Old Town Lane and Ennor Close, in the heart of Old Town. A forecourt area adjoining the shop provides useful short stay car parking for customers.

The shop has an attractive facade in local granite, with glazed display windows and double loading doors at the side for stock.

ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective lessees.

MAIN RETAIL AREA: 6.49m max depth x 4.50m avg width.

SIDE RETAIL AREA: 4.09m x 2.49m plus 2.99m x 1.10m

STOCK: 5.8 sq m

Total Retail Area approximately 36 sq m (*Valuation Office floor areas)

Glazed entrance door with adjoining window opening into the shop premises. The shop is arranged in two main sections, having sealed vinyl flooring and fluorescent lighting.

Towards the rear of the shop is a utility room and wc. At the left hand side, the shop is partitioned internally to create a small stock room, with double doors for stock deliveries. A staircase rises from this area to additional attic storage.

SERVICES

We understand that mains electricity, water and Telecom are connected to the property.

LOCAL AUTHORITY

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Business Rates as follows:

Reference:	80340
Description:	Shop & Premises
Rateable Value:	£6,400

For many prospective occupiers, the property would qualify for 100% Small Business Rates Relief, resulting in a zero annual charge.

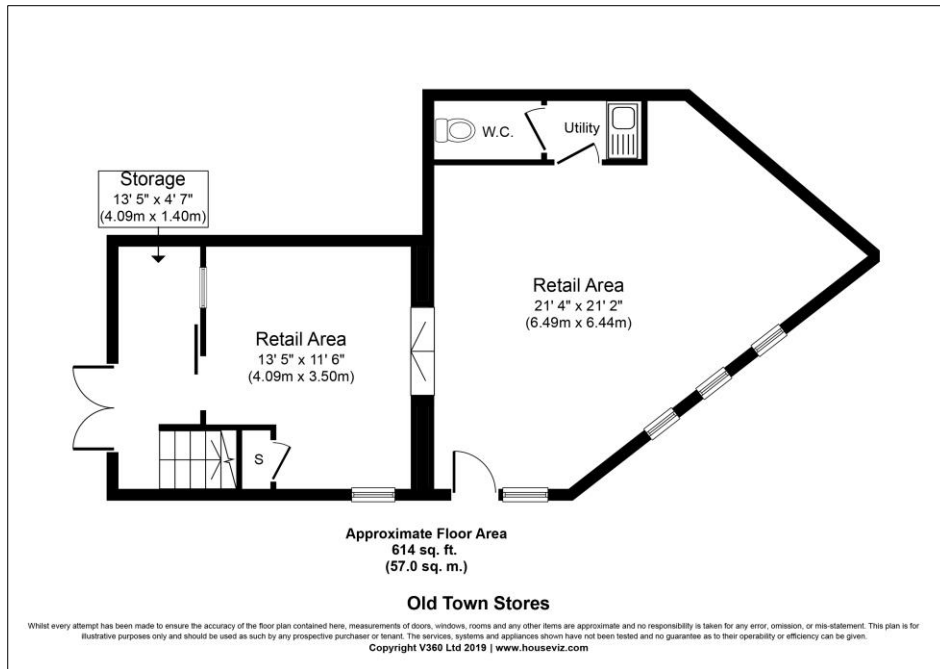
TENURE

Offered on a new 6-year lease, at an initial rental of £6,000 per annum, plus service charge of £500 per annum to cover building insurance and external / structural repairs.

ENERGY PERFORMANCE CERTIFICATE

Awaiting EPC

FLOORPLAN



VIEWING

Strictly by arrangement with the Agents, **SIBLEYS CHARTERED SURVEYORS**, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.

NOTE

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

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